Davidson County DEEDTRS
Recvd: 02/25/09 13:17 3 pgs
Fees:18.00 Taxes:314.50
20090225-0016605

SUBSTITUTE TRUSTEE'S DEED

Map 43
Group 6
Parcel 30

WHEREAS, by Deed of Trust dated March 30, 2007, recorded in Instrument No. 20070402-0038788, Register's Office for Davidson County, Tennessee, Luis F. Tapia-Ayala conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20090122-0005600 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust by which advertisement the sale was appointed to be held on February 23, 2009 at 12:00 p.m. at the outside door of the Register of Deeds office located at 501 Broadway, Sommet Center f/k/a Gaylord Entertainment Center in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to MiCasa of America, LLC whose address is PO Box 158838, 4015 Hillsboro Pike, Suite 208, Nashville, Tennessee 37215 at and for the sum of $85,000.00 (Eighty Five Thousand Dollars and 00/100ths) that being the highest and best bid offered; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by MiCasa of America, LLC, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MiCasa of America, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Madison Park, Section 2, of record in Book 3106, Page 141, Register's Office for said County.

SAID Lot No. 7 fronts 78.92 feet on the southerly side of Anderson Lane and extends back 132.23 feet on the westerly line and 119 feet on the easterly line to broken line in the rear on which it measures 90.22 feet.

Included in the above description but expressly excluded in this conveyance is the following parcel that was conveyed to L. A. Gillem and wife, Clara B. Gillem, by deed from Ted Dibbrell Apple and wife, Betty Jo Apple, dated August 9, 1967, of record in Book 4167, page 702, and described as follows:

BEGINNING at a point in the southerly boundary line of Anderson Lane, which point is the common corner of Lot No. 7 and 8 of the map of Madison Park, Section 2, as record in Book 3106, Page 141, RODC; thence running in a southerly direction along the boundary line of said two lots 132.23 feet to a point in the rear, thence running eastwardly along the southern boundary line of Lot No. 7 for 10 feet to a point; thence running northerly approximately 133 feet more or less to the point of beginning.

BEING the same property conveyed to Luis R. Tapia-Ayala by deed of record in Instrument No. 20070402-0038787, said Register's Office.

PROERTY ADDRESS: 620 Anderson Lane, Madison, Tennessee 37115.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (d)(1) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MiCasa of America, LLC, its successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 23rd day of February, 2009.

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of February, 2009, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year within.

NOTARY PUBLIC

NICKIE J. SIMONE, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: January 17, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration or value for this transfer, whichever is greater, is $85,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Auborn L. Hager, III, Affiant

Sworn to and subscribed before me this 23rd day of February, 2009.

NOTARY PUBLIC

NICKIE J. SIMONE, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: January 17, 2010

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MiCasa of America, LLC
PO Box 158838
Nashville, Tennessee 37215
4015 Hillsboro Road, Suite 208
Nashville, Tennessee 37215

THIS INSTRUMENT WAS PREPARED BY:

AUBORN L. HAGER, III
Attorney at Law
1650 Murfreesboro Road, Suite 136
Franklin, Tennessee 37067